016.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	989,700	/	989,700
USE VALUE:	989,700	/	989,700
ASSESSED:	989,700	/	989,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
134		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIE EILEEN I
Owner 2:	
Owner 3:	
Street 1:	134 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,306 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2681 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	1	17D
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6306.000	546,500	4,600	438,600	989,700
Total Card	0.145	546,500	4,600	438,600	989,700
Total Parcel	0.145	546,500	4,600	438,600	989,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.15 | /Parcel: 369.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	11436
GIS Ref	
GIS Ref	
Insp Date	04/10/18

!1390!

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,500	4600	6,306.	438,600	989,700	989,700	Year End Roll	12/18/2019
2019	104	FV	407,800	4600	6,306.	466,000	878,400	878,400	Year End Roll	1/3/2019
2018	104	FV	407,800	4600	6,306.	339,900	752,300	752,300	Year End Roll	12/20/2017
2017	104	FV	382,300	4600	6,306.	296,100	683,000	683,000	Year End Roll	1/3/2017
2016	104	FV	382,300	4600	6,306.	252,200	639,100	639,100	Year End	1/4/2016
2015	104	FV	340,400	4600	6,306.	246,700	591,700	591,700	Year End Roll	12/11/2014
2014	104	FV	340,400	4600	6,306.	202,900	547,900	547,900	Year End Roll	12/16/2013
2013	104	FV	354,300	4600	6,306.	193,000	551,900	551,900		12/13/2012

PRINT

Date	Time
12/10/20	17:00:15

LAST REV

Date	Time
11/30/20	12:30:44
jorourke	
1390	

USER DEFINED

Prior Id # 1:	11436
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIE JAMES G	22972-257		3/10/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/25/2001	226	Re-Roof	2,500	C				
2/11/1999	75	Manual	2,500					REBUILD BACK PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
4/10/2018	MEAS&NOTICE	BS	Barbara S
5/12/2009	Measured	372	PATRIOT
9/29/1999	Meas/Inspect	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6306		Sq. Ft.	Site		0	80.	0.87	1			Med. Tr	-10					438,609						438,600	

Total AC/HA: 0.14477 | Total SF/SM: 6306 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 438,609 | Spl Credit | Total: 438,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.06371152
Const Adj.:	0.98990101
Adj $ / SQ:	179.005
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671376
Depreciation:	124876
Depreciated Total:	546500

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
1	6	2	
Totals			
2	13	4	

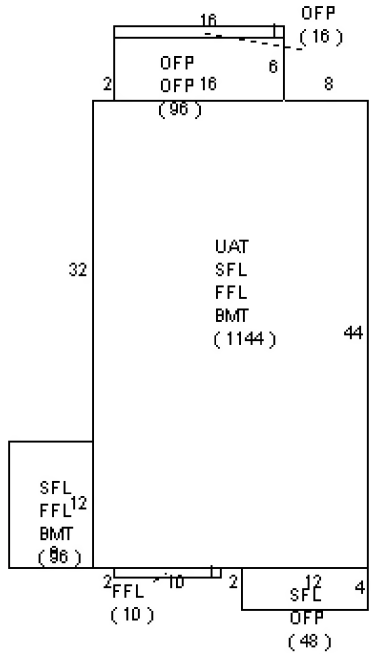
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	179.00
Special Features:	0	Val/Su Net:	126.50
Final Total:	546500	Val/Su SzAd	215.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,288	179.000	230,558
FFL	First Floor	1,250	179.000	223,756
BMT	Basement	1,240	53.700	66,590
UAT	Upper Attic	286	98.450	28,157
OFP	Open Porch	256	22.710	5,815

Net Sketched Area:	4,320			Total:	554,876
Size Ad	2538	Gross Are	5178	FinArea	2681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 016.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1930	22.31	T	40	104			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600